087.0	0003	0003.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	707,000	/	707,000
USE VALUE:	707,000	/	707,000
ASSESSED:	707,000	/	707,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
65		RICHFIELD RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	AMBO BRYCE ETAL/ TRUSTEES
Owner 2:	AMBO & SMITH FAMILY TRUST
Owner 3:	
Street 1:	65 RICHFIELD RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	AMBO BRYCE/ETAL -
Owner 2:	SMITH KATHLEEN M -
Street 1:	65 RICHFIELD RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .163 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1931, having primarily Wood Shingle Exterior and 1519 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7100.000	260,500	3,400	443,100	707,000
Total Card	0.163	260,500	3,400	443,100	707,000
Total Parcel	0.163	260,500	3,400	443,100	707,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 465.44 | /Parcel: 465.44

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct	55077
GIS Ref	
GIS Ref	
Insp Date	11/15/18

!7085!

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 087.0-0003-0003.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	260,500	3400	7,100.	443,100	707,000		Year end	12/23/2021
2021	101	FV	251,700	3400	7,100.	443,100	698,200		Year End Roll	12/10/2020
2020	101	FV	251,800	3400	7,100.	443,100	698,300	698,300	Year End Roll	12/18/2019
2019	101	FV	202,800	3400	7,100.	411,500	617,700	617,700	Year End Roll	1/3/2019
2018	101	FV	202,800	3400	7,100.	411,500	617,700	617,700	Year End Roll	12/20/2017
2017	101	FV	202,800	3400	7,100.	360,800	567,000	567,000	Year End Roll	1/3/2017
2016	101	FV	202,800	3400	7,100.	329,200	535,400	535,400	Year End	1/4/2016
2015	101	FV	190,000	3400	7,100.	291,200	484,600	484,600	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	04:59:25

LAST REV

Date	Time
07/17/19	14:28:04
apro	

USER DEFINED

Prior Id # 1:	55077
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 7085

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
AMBO BRYCE/ETAL	70958-238	1	5/2/2018	Convenience	99	No	No		
JANETT ROBERT/E	24171-13		1/14/1994		243,500	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/10/2018	1303	Redo Bat	77,990	C				
8/10/2017	1028	New Wind	13,317	C				
2/14/2007	98	Re-Roof	6,990					

ACTIVITY INFORMATION

Date	Result	By	Name
11/15/2018	Inspected	BS	Barbara S
1/26/2009	Meas/Inspect	294	PATRIOT
4/3/2000	Measured	263	PATRIOT
2/1/1990		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7100		Sq. Ft.	Site		0	70.	0.89	12									443,100						443,100	

Total AC/HA:	0.16299	Total SF/SM:	7100	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	443,100	Spl Credit		Total:	443,100

EXTERIOR INFORMATION

Type:	5 - Cape
Sty Ht:	1T - 1 & 3/4 Sty
(Liv) Units:	1 Total: 1
Foundation:	3 - BrickorStone
Frame:	1 - Wood
Prime Wall:	1 - Wood Shingle
Sec Wall:	%
Roof Struct:	1 - Gable
Roof Cover:	1 - Asphalt Shgl
Color:	GRAY
View / Desir:	

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1931	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD	
Prim Int Wal	2 - Plaster	
Sec Int Wall:		%
Partition:	T - Typical	
Prim Floors:	3 - Hardwood	
Sec Floors:	4 - Carpet	20 %
Bsmnt Flr:	12 - Concrete	
Subfloor:		
Bsmnt Gar:		
Electric:	3 - Typical	
Insulation:	2 - Typical	
Int vs Ext:	S	
Heat Fuel:	1 - Oil	
Heat Type:	5 - Steam	
# Heat Sys:	1	
% Heated:	100	% AC:
Solar HW:	NO	Central Vac: NO
% Com Wal		% Sprinkled

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31. %
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		31 %

CALC SUMMARY

Basic $ / SQ:	110.00
Size Adj.:	1.34124422
Const Adj.:	0.98794085
Adj $ / SQ:	145.758
Other Features:	85000
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	377607
Depreciation:	117058
Depreciated Total:	260549

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc: Line 1	# Units 1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs: 7	BRs: 3	Baths: 1	HB 1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

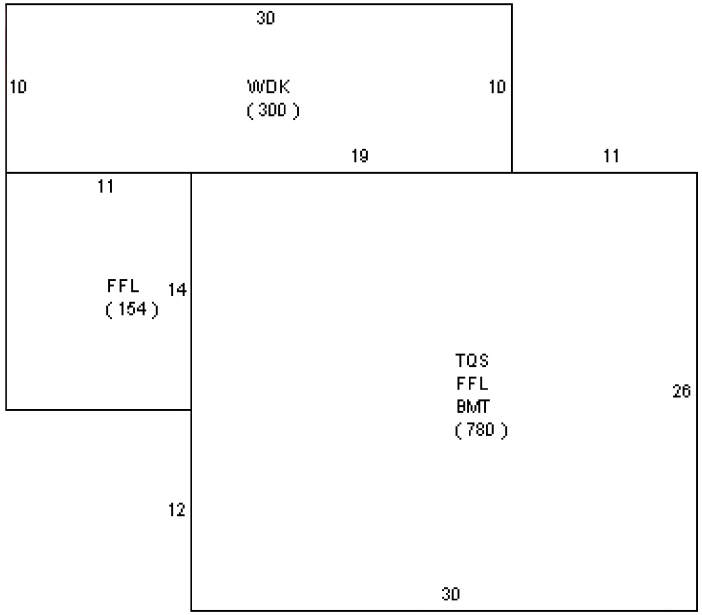
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	160.33
Special Features:	0	Val/Su Net:	100.23
Final Total:	260500	Val/Su SzAd	171.49

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	934	145.760	136,138
BMT	Basement	780	43.730	34,107
TQS	3/4 Story	585	145.760	85,268
WDK	Deck	300	9.220	2,766

Net Sketched Area:	2,599			Total:	258,279
Size Ad	1519	Gross Area	2794	FinArea	1519

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:	Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID 087.0-0003-0003.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	12X18	A	AV	1931	26.57	T	40	101			3,400			3,400
2	Frame Shed	D	Y	1	8X10	A	AV	2000	0.00	T	15.2	101						

More: N	Total Yard Items:	3,400	Total Special Featues:		Total: 3,400